

STATE OF CALIFORNIA  
CAPITAL OUTLAY  
BUDGET CHANGE PROPOSAL (COBCP)  
COVER PAGE (REV 06/15)

DEPARTMENT OF FINANCE  
915 L Street  
Sacramento, CA 95814  
IMS Mail Code: A15

BUDGET YEAR 2016/17

BUSINESS UNIT: 2720 COBCP NO. 3 PRIORITY: 3 PROJECT ID: 0000946

DEPARTMENT: California Highway Patrol

PROJECT TITLE: Hayward: Area Office Replacement

TOTAL REQUEST (DOLLARS IN THOUSANDS): \$15,038 MAJOR/MINOR: MA

PHASE(S) TO BE FUNDED: A, D PROJ CAT: CRI CCCI/EPI: 6073

SUMMARY OF PROPOSAL:

This proposal requests \$15,038,000 from the Motor Vehicle Account (MVA) for the acquisition and performance criteria phases of the Hayward Area office replacement. The existing facility no longer meets the California Highway Patrol's (CHP) programmatic requirements nor the seismic performance criteria required for state-owned buildings. The existing property is too small for an on-site replacement.

Based upon the results of a site search, the CHP proposes to relocate the facility. Further, in order to streamline the capital outlay process, the CHP proposes the design-build procurement method. The design-build contract is to be funded in Fiscal Year 2017/18 for \$38,103,000, bringing the total estimated project cost to \$53,141,000. These costs will also be funded by the MVA.

HAS A BUDGET PACKAGE BEEN COMPLETED FOR THIS PROJECT? (E/U/N/?): E

REQUIRES LEGISLATION (Y/N): N IF YES, LIST CODE SECTIONS: \_\_\_\_\_

REQUIRES PROVISIONAL LANGUAGE (Y/N) Y

IMPACT ON SUPPORT BUDGET: ONE-TIME COSTS (Y/N): N FUTURE COSTS (Y/N): Y

FUTURE SAVINGS (Y/N): N REVENUE (Y/N): N

DOES THE PROPOSAL AFFECT ANOTHER DEPARTMENT (Y/N): N IF YES, ATTACH  
COMMENTS OF AFFECTED DEPARTMENT SIGNED BY ITS DIRECTOR OR DESIGNEE.

SIGNATURE APPROVALS:

Bob Work 12/30/15  
PREPARED BY DATE  
[Signature] 12/31/15  
DEPARTMENT DIRECTOR DATE

Rebecca R. Metz 12/30/15  
REVIEWED BY DATE  
[Signature] 12/31/15  
AGENCY SECRETARY DATE

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DOF ANALYST USE

DOF ISSUE # \_\_\_\_\_ PROGRAM CAT: \_\_\_\_\_ PROJECT CAT: \_\_\_\_\_ BUDG PACK STATUS: \_\_\_\_\_  
ADDED REVIEW: SUPPORT: \_\_\_\_\_ OCIO: \_\_\_\_\_ FSCU/ITCU: \_\_\_\_\_ OSAE: \_\_\_\_\_ CALSTARS: \_\_\_\_\_

Original Signed By:  
PPBA: Sally Lukenbill

DATE SUBMITTED TO LEGISLATURE: 1-7-16

A. PURPOSE OF THE PROJECT:

The Hayward Area office is critical to the California Highway Patrol's (CHP) operations as it serves a portion of the San Francisco Bay area. Should a disaster render the existing office unusable, the nearest available office would be in Castro Valley. Although the Castro Valley Area office is approximately 11 miles away, the traffic congestion could significantly delay response time. In addition, plans are to combine the Hayward Area and Castro Valley Area offices to increase efficiency of resources. The current 11,033 square-foot Hayward office was opened in 1971, and with 75 staff assigned, is considered a medium-size CHP office. The Castro Valley office was initially established as a community outreach program reporting to the Hayward office. In 2004, the Castro Valley Area office was established as a stand-alone command reporting to Golden Gate Division. With 48 staff assigned, Castro Valley is also considered a medium-size office; it is a leased facility located within an office complex. Since the opening of the facilities, numerous changes have occurred which have rendered both facilities ineffective for operational needs. These changes include additional staff resources as well as new space requirements arising from new CHP policies and legislative requirements. Further, based on the age of the Hayward Area facility and the potential seismicity in the San Francisco Bay area, this building has an extrapolated rating of six on the seven-point seismic scale, meaning a significant risk of major damage in a severe earthquake.

Because of the challenges at both facilities, Hayward was one of the communities considered for a site search based on a 2014 Budget Act appropriation for site selection and advance planning. Notices were submitted seeking available land and based on the responses received, Hayward was determined to have a suitable site, thereby warranting this request. The CHP proposal is to acquire an already-identified six-acre site and construct a new 43,518 square foot office as described in the Recommended Solution section of this proposal. The new office will be built to the standards and requirements of the Essential Services Act (ESA), the Americans with Disabilities Act (ADA), Title 24 of the California Code of Regulations, and the Leadership in Energy and Environmental Design (LEED).

The following challenges being experienced at the Hayward/Castro Valley Area offices include:

**Space Deficiencies**

The current facility lacks adequate space to house the number of assigned employees, related equipment, record storage, and reference library. Since the building was originally constructed, the mission of the CHP has expanded into a more general law enforcement agency, requiring program functions such as evidence storage from arrests and seizures, accident investigations, and more. These tasks, along with the full integration of female officers and general population growth, have resulted in a significant increase in program square footage demands.

Further, best practices dictate a secured interview suite to allow officers to interview, interrogate, and process suspects in a safe and controlled environment. This suite typically includes a separate entrance and restroom from that used by CHP staff or the general public. The current office does not have this functionality.

In addition, the current facilities lack a dedicated armory and gun cleaning area, a suitable location for physical methods of arrest training, safer and more capable auto service and inspection areas, as well as sufficient space for officers' lockers, and an issuance room for officer gear ranging from public relations to weapons of mass destruction containment. New facilities also include more robust and redundant radio communication.

Finally, the limited size of the facility prevents CHP from complying with the ADA.

#### **Structural Deficiencies**

In 2009, the Department of General Services (DGS) completed seismic evaluations for 11 facilities. All facilities of the same generation as Hayward, even in areas not typically considered prone to significant earthquakes, were rated as six on the seven-point scale. An Essential Services building, such as a CHP office, should not have a rating higher than three. At present, there is the strong possibility that a seismic event could render the existing office unsafe, thereby hindering CHP's role in emergency response at this remote location.

As is typical for a nearly 45-year old structure, the mechanical, electrical and plumbing systems are well beyond their useful life and do not meet current code requirements. The office currently has no fire sprinkler system. It is cost prohibitive to retrofit a 45-year old building that may not have the water pressure to operate the fire system. There are hazardous materials that need abatement as the standard at the time of construction was asbestos tiles and lead paint.

#### **Site Deficiencies**

Even in the absence of space needs driven by the larger footprint of the area office and attached auto-bay, the existing site has significant shortcomings. For example, with the increase in the number of officers since the Hayward Area facility was completed, and the Castro Valley Area established, there is now insufficient secured parking for their vehicles. Visitor parking is also limited and there is no dedicated truck inspection or school bus inspection area to comply with state laws, thus requiring that this function be performed in the office parking lot.

With such problems in the current office identified, the CHP requests that acquisition and design funding be approved for a replacement facility on a new site. As discussed in the Alternatives section, the design-build method of procurement is estimated to reduce the project schedule by 13 months.

#### **B. RELATIONSHIP TO THE STRATEGIC PLAN:**

This proposed project is consistent with the Department's goal to improve the overall success of departmental programs by making services more effective, efficient, and responsive to changing needs, expectations, and demands. This proposal is also consistent with the Department's mission to protect public and state assets, and to improve departmental efficiency.

The CHP operates 103 Area offices in addition to its headquarters facilities, Division offices and other facilities. The Area offices are strategically located based on population and geography to ensure that CHP can efficiently and effectively provide the highest level of safety, service, and security to the people of California.

## C. ALTERNATIVES

1. Construct a new facility through the capital outlay process utilizing the design-build procurement process.

Scope. This option consists of the state developing performance criteria. Once the criteria are established, a design competition is initiated among interested contractors, with the winning contract based on price, technical qualifications, or a combination of the two. The successful contract would then provide both design and construction services.

Cost and Schedule. The attached DGS three-page estimate indicates total project cost is \$53,141,000 from the MVA. It is projected that the project would take four years and three months.

Impact on Support Budget. The CHP may incur increased utility and custodial costs once relocated to the larger facility. However, the new facility will be equipped with more energy-efficient systems which will help offset some of the utility costs. Additionally, as a new facility, there should not be significant special repair or deferred maintenance costs in the near term.

2. Construct a new facility through the capital outlay process utilizing the design-bid-build procurement process.

Scope. This option consists of contracting with an architect and engineer to design the facility and contracting with a builder to construct the facility. Per statute, the construction contract must be awarded to the lowest responsible bidder.

Cost and Schedule. The estimated project cost is \$55,395,000 from the MVA and the project would take approximately five years and four months.

Impact on Support Budget. The CHP may incur increased utility and custodial costs once relocated to the larger facility. However, the new facility will be equipped with more energy-efficient systems which will help offset some of the utility costs. Additionally, as a new facility, there should not be significant special repair or deferred maintenance costs in the near term.

3. Construct a new facility through the build-to-suit lease process.

Scope. This option consists of DGS soliciting private developers to compete against each other to acquire a site (or offer their own site), design, and construct the area offices for CHP utilizing a long term lease of generally 10, 15, or 20 years. The proposal demonstrating the best value to the state will be chosen and a long-term lease negotiated and executed, which will typically include an option to purchase the facility after the lease term.

Cost and Schedule. An estimate for a build-to-suit lease facility was not prepared, as a site has been identified for Hayward. In situations where acquisition can take place in a timely manner, and cash is available, capital outlay is consistently less expensive than build-to-suit lease for the development of identical facilities, though build-to-suit leasing would remain faster than capital outlay.

Impact on Support Budget. The cost of the lease will be borne out of the support budget.

D. RECOMMENDED SOLUTION:

1. Which alternative and why?

The Department recommends Alternative 1.

Since a suitable site has already been identified for this replacement facility, the Department can move quickly to acquire the property once an acquisition appropriation has been secured. In addition, once performance criteria have been developed, a design-builder can be identified that will be responsible for both the design and construction of the project. It is estimated that this procurement method will reduce the project schedule by approximately 13 months as compared to the traditional design-bid-build schedule, thereby resulting in savings related to escalation due to the shortened project construction schedule.

While the use of a build-to-suit lease for this project may result in an even shorter construction schedule, the overall costs of this procurement method are consistently higher as the long-term lease payments include developer profit, taxes, financing and insurance. In addition, this method involves less oversight from control entities such as The Department of Finance, the Legislature, and the State Public Works Board.

2. Detail scope description.

This project will acquire an approximately six-acre site to construct a 43,518 square foot single story office building with an automotive service area built to Essential Services Act standards. The project includes public parking for the main building and secured parking for the patrol vehicles. Additional site improvements include a fuel island, truck check area, emergency generator, communications tower with radio vault, landscaping and utilities.

3. Basis for cost information.

Attached DGS three-page estimate dated March 6, 2015.

4. Factors/benefits for recommended solution other than the least expensive alternative.

Alternative 1 is the least expensive of the three options provided. Due to the seismic and programmatic concerns, space deficiencies, and site constraints, renovation and on-site replacement are not feasible.

5. Complete description of impact on support budget.

There will be various factors that will affect the support budget with both increased and reduced costs. Increased costs could possibly include cleaning and maintenance of a larger facility. The increased costs should be heavily mitigated by the decrease in major renovations and upkeep costs of a newer facility.

6. Identify and explain any project risks.

Acquisition of the identified site could fall through as there is no mechanism in place to secure the site in the current year. If the desired site is lost, CHP and DGS would have to ascertain secondary sites, and if none are readily available evaluate the best procurement method.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).
  - a) State Fire Marshal – Fire/Life Safety Review.
  - b) Division of the State Architect – Review and approval of plans for Access Compliance and Essential Services Act compliance.
  - c) Department of General Services – Project management on behalf of CHP.
  - d) Public Works Board – Project oversight.

E. CONSISTENCY WITH GOVERNMENT CODE SECTION 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The project will comply with the California Environmental Quality Act and meet all environmental and regulatory requirements. This project promotes infill development since a project on the identified site would reuse previously developed land.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The project will be constructed to the U.S. Green Building Council's, LEED silver rating standards to meet CHP's goal to site, design, construct, renovate, operate and maintain state buildings that are models of energy, water, and materials efficiency; while providing healthy, productive, and comfortable indoor environments and long-term benefits to Californians.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The project infrastructure will support efficient use of land and will be planned for CHP's expected growth at this location for the next 30 years.

STATE OF CALIFORNIA						Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)						Proj ID:	0000946
FISCAL IMPACT WORKSHEET						BU/Entity:	2720
Department Title:		California Highway Patrol				Program ID:	2065
Project Title:		Hayward Area Office Replacement				COBCP #:	3
Program Category:		Other - Critical Infrastructure				Priority:	3
Program Subcategory:						MA/MI:	MA
	Existing Authority	January 10 Action	April 1 Action	May 1 Action	Special Action	Net Legis Changes	Project Total
<b>FUNDING</b>							
bu-ref-fund-en-y-year ph action							
2020-301-0044-16-16 A BA		13,383					13,383
2020-301-0044-16-16 D BA		1,655					1,655
2020-301-0044-17-17 B FF		38,103					38,103
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
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TOTAL FUNDING	0	53,141	0	0	0	0	53,141
<b>PROJECT COSTS</b>							
Study							0
Acquisition		13,383					13,383
Preliminary Plans		1,655					1,655
Working Drawings							0
Total Construction	0	38,103	0	0	0	0	38,103
Equipment (Group 2)							0
TOTAL COSTS	0	53,141	0	0	0	0	53,141
<b>CONSTRUCTION DETAIL</b>							
Contract		31,873					31,873
Contingency		956					956
A&E		2,048					2,048
Agency Retained		452					452
Other		2,774					2,774
TOTAL CONSTRUCTION	0	38,103	0	0	0	0	38,103
<b>FUTURE FUNDING</b>							
	0	0	0	0	0	0	0
<b>SCHEDULE</b>	mm/dd/yyyy	<b>PROJECT SPECIFIC CODES</b>					
Study Completion	3/30/2015	Proj Mgmt.	G	Location	Hayward		
Acquisition Approval	9/30/2016	Budg Pack	Y	County			
Start Preliminary Plans	7/1/2016	Proj Cat.	CRI	City			
Preliminary Plan Approval	9/15/2017	Req Legis	N	Cong Dist			
Approval to Proceed to Bid	9/15/2017	Req Prov.	N	Sen Dist			
Contract Award Approval	2/28/2018	SO/LA Imp.	N	Assm Dist			
Project Completion	12/1/2019						

STATE OF CALIFORNIA		BUDGET YEAR 2016-17	
CAPITAL OUTLAY BUDGET PROPOSAL (GOBCP)		Proj ID: 0000946	
FISCAL DETAIL WORKSHEET		BUREAU: 2720	
Department Title: California Highway Patrol		Program ID: 2066	
Project Title: Hayward Area Office Replacement		GOBCP #: 3	
Program Category: Other - Critical Infrastructure		Priority: 3	
Program Subcategory: MA/MI		MA: 3	
<p>Identify all items which fit into the categories listed below. Attach a detailed list if funding is included in this request. Provide descriptions and summary estimates for items for which you plan to request funding in the future. When possible, identify funding needs by fiscal year (BY+1 through BY+4).</p>			
PROJECT RELATED COSTS		COST	TOTAL
AGENCY RETAINED			
TOTAL AGENCY RETAINED			0
GROUP 2 EQUIPMENT			
TOTAL GROUP 2 EQUIPMENT			0
IMPACT ON SUPPORT BUDGET		COST	TOTAL
ONE-TIME COSTS			
TOTAL SUPPORT ONE-TIME COSTS			0
ANNUAL ONGOING FUTURE COSTS			
TOTAL SUPPORT ANNUAL COSTS			0
ANNUAL ONGOING FUTURE SAVINGS			
TOTAL SUPPORT ANNUAL SAVINGS			0
ANNUAL ONGOING FUTURE REVENUE			
TOTAL SUPPORT ANNUAL REVENUE			0



STATE OF CALIFORNIA		Budget Year 2016-17	
CAPITAL OUTLAY BUDGET CHANGE PROPOSAL (COBCP)		Proj ID:	0000946
SCOPE/ASSUMPTIONS WORKSHEET		BU/Entity:	2720
Department Title:	California Highway Patrol	Program ID:	2065
Project Title:	Hayward Area Office Replacement	COBCP #:	3
Program Category:	Other - Critical Infrastructure	Priority:	3
Program Subcategory:		MAZMI:	MA
<p><i>Project Specific Proposals:</i> For new projects provide proposed Scope language. For continuing projects provide the latest approved Scope language. Enter Scope language in cell A1:10.</p> <p><i>Conceptual Proposals:</i> Provide a brief discussion of proposal defining assumptions supporting the level of funding proposed by fiscal year in relation to outstanding need identified for that fiscal year. (Also include scope descriptions for BY+1 through BY+4 in cell A1:10).</p> <p>Hayward Area: Office replacement. The Hayward office opened in 1971 in an 11,033 square-foot facility and is considered to be a medium command. This office is assigned 67 uniformed and 8 nonuniformed staff. The Hayward office has been identified as having serious seismic structural issues. The facility has not been inspected by a structural engineer; however, it is assumed to be a level VI seismic-rated facility due to the decade it was built. The Castro Valley office, with another 48 staff assigned, will merge with this office upon completion of a new facility, which will re-categorize Hayward to a large office.</p>			

**DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION - PROJECT MANAGEMENT AND DEVELOPMENT  
BRANCH  
PROJECT COST SUMMARY**

PROJECT:	Hayward Area Office Replacement	BUDGET ESTIMATE:	B5CHP325DP
LOCATION:	Santa Clara Street, Hayward	EST. / PROJ. CCCI:	6073 / 6073
CLIENT:	Department of the California Highway Patrol	DATE ESTIMATED:	3/6/2015
DESIGN BY:	PMDb	ABMS NO:	138936
PROJECT MGR:	M. Siemerling	PREPARED BY:	LL
TEMPLATE:	Design Build	DOF PROJ. I.D. NO.:	0

**DESCRIPTION**

This project proposes a 6 acre site to construct a 47,774 net square feet single story main building with attached auto service bays built to Essential Services Standards. This project includes public parking for the main building and secure covered parking for the patrol vehicles. Additional site improvements include fencing, flagpole, fuel island and canopy, emergency generator, communications tower, landscaping and utilities.

**ESTIMATE SUMMARY**

**DIRECT COST**

Sitework - Earthwork	\$827,100
Site Utilities	\$875,600
Paving	\$2,069,600
Misc. Site Improvements	\$1,840,000
Vehicle Fueling Area	\$308,400
Waste Enclosure	\$170,300
Communication Tower & Foundation	\$361,200
Landscaping	\$406,500
Site Electrical	\$1,079,500
Main Office Building/Auto Service	\$16,667,600
Radio Vault Building	\$366,100
Fusee/Property Storage Building	\$372,600

**ESTIMATED TOTAL CURRENT COSTS:**

Adjust CCCI From 6073 to 6073 (JANUARY 2015)	\$25,344,500
Escalation to Start of Construction 23 Months @ 0.42% / Mo.:	\$2,448,300
Escalation to Mid Point 10 Months @ 0.42% / Mo.:	\$1,064,500

**ESTIMATED TOTAL CONSTRUCTION COSTS:**

**(INDIRECT COSTS)**

DSA Fees	\$40,600
Architectural & Engineering Fees @ 9% ()	\$2,597,000
Utility Permits & Connection Fees	\$228,000
Commissioning	\$150,000

**ESTIMATED TOTAL INDIRECT COSTS:**

**ESTIMATED TOTAL Design Build CONTRACT:**

\$3,015,600

\$31,872,900

### SUMMARY OF COSTS BY PHASE

PROJECT:	Hayward Area Office Replacement		BUDGET ESTIMATE:	B5CHP325DP	
LOCATION:	Santa Clara Street, Hayward		DATE ESTIMATED:	3/6/2015	
ABMS #:	138936		PREPARED BY:	LL	
			CONSTRUCTION DURATION:	20 Months	
			ESTIMATED CONTRACT:	\$31,872,900	\$31,872,900
			CONSTRUCTION CONTINGENCY:		
			TOTAL:	\$31,872,900	\$31,872,900
CATEGORY	ACQUISITION STUDY 00	BID DB / LP 01	WD/C DB / LP 03	TOTAL	
ARCHITECTURAL AND ENGINEERING SERVICES					
A&E Design		\$796,500	\$573,800	\$1,370,300	
Construction Inspection			\$950,000	\$950,000	
Construction Inspection Travel			\$175,000	\$175,000	
Builders Risk Insurance			\$318,700	\$318,700	
Advertising, Printing and Mailing		\$35,600		\$35,600	
Construction Guarantee Inspection			\$30,000	\$30,000	
SUBTOTAL A&E SERVICES		\$832,100	\$2,047,500	\$2,879,600	
OTHER PROJECT COSTS					
Special Consultants (Soils/Survey)	\$120,000	\$105,000	\$127,500	\$352,500	
Materials Testing			\$318,700	\$318,700	
Project/Construction Management	\$35,000	\$385,000	\$900,000	\$1,320,000	
Contract Construction Management			\$1,115,600	\$1,115,600	
Site Acquisition Cost & Fees	\$13,060,000			\$13,060,000	
Agency Retained Items			\$452,000	\$452,000	
SBE/DVBE Assessment			\$91,300	\$91,300	
Stipend Agreements (3@ \$30,000/ea)		\$90,000		\$90,000	
Hospital Checking					
Essential Services					
Accessibility Checking					
Environmental Document (Neg Dec)	\$5,000	\$210,000	\$35,000	\$250,000	
Due Dillgence		\$7,500		\$7,500	
Other Costs - (SFM)		\$5,200	\$186,500	\$191,700	
State Project Contingency @ 3%			\$956,000	\$956,000	
Other Costs - (ARF Assessment)	\$163,000	\$20,200		\$183,200	
SUBTOTAL OTHER PROJECT COSTS	\$13,383,000	\$822,900	\$4,182,600	\$18,388,500	
TOTAL ESTIMATED PROJECT COST	\$13,383,000	\$1,655,000	\$38,103,000	\$53,141,000	
LESS FUNDS TRANSFERRED					
LESS FUNDS AVAILABLE NOT TRANSFERRED					
CARRY OVER		\$13,383,000	\$15,038,000		
BALANCE OF FUNDS REQUIRED	\$13,383,000	\$15,038,000	\$53,141,000	\$53,141,000	

DGS/RESO/PMB - PAGE 2

**FUNDING DATA & ESTIMATE NOTES**

PROJECT:	Hayward Area Office Replacement	BUDGET ESTIMATE:	B5CHP325DP
LOCATION:	Santa Clara Street, Hayward	DATE ESTIMATED:	3/6/2015
ABMS #:	138936	PREPARED BY:	LL

**FUNDING DATA**

	<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
<b>Fund Transfers</b>				
N/A				
<b>Total Funds Transferred</b>				<hr/>
<b>Funds Available Not Transferred</b>				
N/A				
<b>Total Funds Available not Transferred</b>				<hr/>
<b>Total Funds Transferred and Available</b>				<hr/>

**ESTIMATE NOTES**

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of JANUARY 1, 2015. The project estimate is then escalated for a 10 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. The Agency may have retained items that are not included in this estimate. This estimate includes an allowance for 70 work stations at \$6,000 each plus televisions.
3. Special Consultant costs include Survey w/ Topo Map, Geotechnical, soil Survey, Hydro Study, LEED, Commissioning, Constructability Review and Utility Design Fees.
4. Acquisition of Performance Criteria phase includes ARF Assessment. Estimate assumes phase out of ARF Assessment prior to DB phase.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

DGS/RESD/PMB - PAGE 3